

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

Rui J. Sardinha of Waterville, Maine, for consideration paid, grants to Todd W. Miller and Melissa A. Miller of Oakland, Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Certain lots or parcels of land, together with any buildings and improvements located thereon, situate in ~~Waterville~~ County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

**Parcel One**

Beginning at a steel pin in the southerly line of Barnet Avenue at the northwest corner of Lot #17 and the northeast corner of the parcel herein described as shown on Plan of "Barnet Avenue Addition for Lester T. Jolovitz" hereinafter referred to: thence S 10° 12' W along the westerly line of said Lot #17 a distance of 141.0 feet to a steel pin and land now or formerly of Rose A. Cates; thence N 77° 31' W a distance of 126.8 feet to a steel pin and the easterly line of proposed Brigham Street; thence N 11° 56' E a distance of 129.8 feet to a steel pin; thence along a curve at the intersection of proposed Brigham Street and Barnet Avenue a distance of 15.7 feet to a steel pin in the southerly line of Barnet Avenue; thence S 78° 04' E a distance of 111.5 feet to the steel pin and point of beginning.

This conveyance is made subject, however, to the following restrictions which will be binding upon said grantees and all persons claiming or holding under said grantees:

That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

**Parcel Two**

Beginning at a 3/4" steel pin found marking the southwest corner of Lot #19, as shown on a plan entitled "Barnet Avenue Addition" by Rowe and Wendell Surveying, dated May 15, 1989 and recorded in the Kennebec County Registry of Deeds in Plan File D-89173. Said steel pin found also marks the southeasterly corner of a vacated Street known as Brigham Street. The limits of the vacated Brigham Street are now or formerly owned by Lester Jolovitz as referenced in Book 1697,

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Page 310 of the County Registry; thence north eleven degrees fifty-eight minutes East (N 11° 58' E) for a distance of one hundred twenty-nine and eight tenths feet (128.8') to a point marking the beginning of a tangent curve to the right. Thence along this tangent curve for an arc length of fifteen and seven tenths feet (L = 15.7') to a point located on the southerly line of Barnet Avenue. This curve has a radius of ten and zero tenths feet (R=10.0') and a delta angle of ninety degrees (A = 90° 00'); thence north seventy-eight degrees four minutes West (N 78° 04' W) along the apparent southerly side of Barnet Avenue for a distance of thirty-five and zero tenths feet (35.0') to a ¼" steel pin found. This pin marks the centerline of the vacated Bingham Street; thence south eleven degrees fifty-eight minutes West (S 11° 58' W) along the centerline of the former Brigham Street for one hundred thirty-nine and five tenths feet (139.5') to a point. This point is located on the northerly line of land now or formerly of Rose A. Cates as recorded in Book 1754, Page 313; thence south seventy-seven degrees thirty-one minutes East (S 77° 31' E) along the northerly line of land now or formerly of Cates for twenty-five and zero tenths feet (25.0') to a ¼" steel pin found marking the southwesterly corner of Lot 19 of the above mentioned plan and the point of beginning.

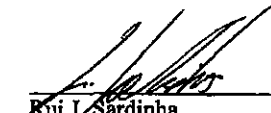
The westerly five feet (5.0) of the above-described parcel is subject to a permanent easement to the Kennebec Water District from Lester T. Jolovitz.

The herein described parcel of land contains three thousand five hundred eleven square feet (3,511 sq. ft.)

Being the same premises conveyed by Terrance D. Hawkins, Tracy B. Hawkins, Bhadrasingh Bansidhar and Mary Bansidhar to Rui J. Sardinha by deed dated September 25, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9088, Page 51.

WITNESS my hand and seal on SEPTEMBER 8, 2008.

  
WITNESS

  
Rui J. Sardinha

9-08, 2008

THE STATE OF Maine  
Kennebec, ss.

Then personally appeared the above named Rui J. Sardinha and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

TRACY L. WARREN  
Notary Public, Maine  
My Commission Expires January 18, 2009

Received Kennebec SS.  
09/15/2008 1:23PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS